



10709 152B Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2288160



\$839,900

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|------------------|--|---------------|------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,200 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Interior Lot, Landscaped, See Remarks, Street Lightin | | |

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| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed, See Remarks, Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | Fridge, stove, dishwasher, washer, dryer, blinds, shed | | |

Located in Whispering Ridge, this gorgeous two-storey home offers southern exposure and sits directly across the street from a pond and walking trails. This 2,200+ sq. ft. fully developed "Deeproot Home" showcases the character and craftsmanship the builder is known for, along with Hardie Plank siding and a triple fully finished and heated garage. The bright, open-concept main floor features a spacious great room with a two-sided fireplace, a large dining area, and a stunning custom kitchen complete with quartz countertops, high-end stainless steel appliances, chic backsplash, floating shelves, and a walk-through pantry. A convenient tech center, front foyer, back boot room, and powder room complete the main level. Upstairs you'll find top-floor laundry room with additional storage, a stylish 4-piece bathroom, a large bonus room with custom sliding barn doors, and three generous bedrooms. The primary suite offers a huge walk-in closet and a spa-inspired ensuite featuring a bamboo double vanity, soaker tub, and a beautiful, tiled glass shower. The sunny south-facing backyard is fully fenced and beautifully landscaped. Enjoy the deck with pergola and glass privacy panels, creating the perfect outdoor retreat. The matching 10' x 20' shed is far from ordinary, featuring a garage overhead door and man door—ideal for a workshop or "she shed." The basement is recently developed and features 4th & 5th bedrooms, full bath and large rec room space. Parking is exceptional, triple heated garage with space for up to six vehicles total on driveway or four plus a large RV! Located in one of Grande Prairie's most desirable County neighborhoods close to a great school, walking trails and nearby amenities.